

RENTON CITY COUNCIL
Regular Meeting

March 22, 1999
Monday, 7:30 p.m.

Council Chambers
Municipal Building

MINUTES

CALL TO ORDER

Mayor Jesse Tanner led the Pledge of Allegiance to the flag and called the meeting of the Renton City Council to order.

**ROLL CALL OF
COUNCILMEMBERS**

RANDY CORMAN, Council President Pro tem; DAN CLAWSON; KATHY KEOLKER-WHEELER; BOB EDWARDS; TONI NELSON; TIMOTHY SCHLITZER.

MOVED BY CORMAN, SECONDED BY NELSON, COUNCIL EXCUSE ABSENT COUNCILMEMBERS KING PARKER, DAN CLAWSON AND BOB EDWARDS. CARRIED.

**CITY STAFF IN
ATTENDANCE**

JESSE TANNER, Mayor; JAY COVINGTON, Chief Administrative Officer; ZANETTA FONTES, Assistant City Attorney; MARILYN PETERSEN, City Clerk; VICTORIA RUNKLE, Finance & Information Services Administrator; JIM SHEPHERD, Community Services Administrator; SUSAN CARLSON, Economic Development, Neighborhoods & Strategic Planning Administrator; BETTY NOKES, Director of Economic Development; MICHAEL KATTERMANN, Director of Neighborhoods & Strategic Planning; TED PEBWORTH, Transportation Maintenance Supervisor; SANDY CHASTAIN, Community Relations Specialist; ABDOUL GAFOUR, Water Utility Supervisor; DEREK TODD, Finance Analyst; DEPUTY CHIEF ART LARSON, Fire Department; BATTALION CHIEF GARY BERGQUIST, Fire Department; CHIEF GARRY ANDERSON, Police Department; DEPUTY CHIEF JOE PEACH, Police Department; COMMUNITY PROGRAM COORDINATOR AUDREY MOORE, Police Department.

PRESS

Elizabeth Parker, *Renton Reporter*

**APPROVAL OF
COUNCIL MINUTES**

MOVED BY CORMAN, SECONDED BY SCHLITZER, COUNCIL APPROVE THE MINUTES OF MARCH 15, 1999 AS PRESENTED. CARRIED.

SPECIAL PRESENTATION
Police: Volunteer Recognition

Chief of Police Garry Anderson presented a certificate of appreciation to Larry Yates, who has donated 500 volunteer hours to the Police Department since 1996. Chief Anderson estimated that Mr. Yates performs approximately 2,000 vacation home checks each year on behalf of Renton's residents.

Chief Anderson then presented a certificate of appreciation to Sybil Eades, who has donated 1,500 volunteer hours to the department since 1994. Mrs. Eades, who has worked in the records area as well as a receptionist for the Administration division, graduated from the department's Citizens' Academy in 1994.

**ADMINISTRATIVE
REPORT**

Chief Administrative Officer Jay Covington reviewed a written administrative report summarizing the City's recent progress towards goals and work programs adopted as part of its business plan for 1999 and beyond. Items noted included:

- ✱ At the Winter Sports Banquet on March 18th at the Senior Activity Center, over 140 people celebrated the completion of the very successful Special Populations basketball season.

- ✱ From March 18 to 20, the Seattle Fire Department used the tower and burn props at Renton's Station 14, with Seattle conducting all of the training for their recruit class of 30 firefighters.
- ✱ The Police Department has reported that "Class 1" crimes decreased by approximately 15% in 1998, a significant percentage considering that motor vehicle thefts, which are included in this category, increased by over 30%.
- ✱ The Police Department issued 12,248 traffic citations in 1998, compared to 11,300 issued in 1997.

Public Safety: EMS Funding

Mr. Covington reported that the Suburban Cities Association, which represents King County jurisdictions with populations under 50,000, has asked for Renton's position on the issue of emergency medical services (EMS) long-term funding. The SCA will vote on its position on March 31st. Mr. Covington explained that at a recent SCA medium-sized city caucus meeting, the following preferred courses of action were developed (in order of preference):

1. Seek a permanent EMS levy for both advanced and basic life support;
2. Seek a three-year levy (both ALS and BLS);
3. Pursue other funding alternatives for both ALS and BLS services.

MOVED BY KEOLKER-WHEELER, SECONDED BY CORMAN, COUNCIL ADOPT THE AFORE-MENTIONED POSITION AS RENTON'S OFFICIAL PREFERENCES ON THE COUNTY-WIDE EMS FUNDING ISSUE. CARRIED.

Councilmember Keolker-Wheeler asked whether a permanent levy, once approved, can ever be rescinded. Mayor Tanner agreed to consult with the SCA and Renton's legal staff to determine whether this would be possible.

AUDIENCE COMMENT

Citizen Comment: Baker – Performing Arts Center at Renton High School

Charmaine Baker, 3713 Meadow Ave. N., Renton, 98056, submitted written information to the Council on the history of Kirkland's performing arts center, including costs and funding sources.

Citizen Comment: Mason – Tony's Cleaners Relocation (Aquifer Protection Regulations)

David Mason, 231 Williams Ave. N., Renton, 98055, spoke as a representative of Tony's Cleaners, which is being relocated out of the City's Aquifer Protection Area Zone 1. Mr. Mason requested a meeting with Council's Utilities Committee regarding the amount of the company's relocation expenses and the manner in which these will be reimbursed by the City.

MOVED BY SCHLITZER, SECONDED BY CORMAN, COUNCIL REFER THIS MATTER TO THE UTILITIES COMMITTEE. CARRIED.

Citizen Comment: Hoben – Sale & Development of 4th & Burnett Surplus Property

Mark Hoben, 17434 - 128th Ave. SE, Renton, urged approval of the purchase and sale agreement for the development of the property at 4th & Burnett. He believed that the civic share of the downtown area's redevelopment is appropriately limited, and that the bulk of the redevelopment must be achieved by the private sector.

Citizen Comment: Dineen – Sale & Development of 4th & Burnett Surplus Property

Jeff Dineen, 320 Smithers Ave. S., Renton, 98055, said while he appreciated the attention given to the concerns of neighbors in the vicinity of the proposed 4th & Burnett development, he emphasized that major issues still remain, such as traffic in the alley and access to the building's underground parking. He asked that the neighborhood be kept involved in the process.

MOVED BY KEOLKER-WHEELER, SECONDED BY CORMAN,

COUNCIL DIRECT THAT THE SIGNERS OF A PETITION SUBMITTED

BY MR. DINEEN LAST YEAR ON THIS SUBJECT BE INCLUDED AS PARTIES OF RECORD ON THIS PROJECT. CARRIED.

CONSENT AGENDA

Items on the consent agenda are adopted by one motion which follows the listing.

CAG: 99-021, N 40th & Meadow Ave N Storm System, Harlow Construction

City Clerk reported bid opening on 3/16/99 for CAG-99-021, N. 40th St. & Meadow Ave. N. storm system; 20 bids; project estimate \$339,000.33; and submitted staff recommendation to award the contract to the low bidder, Harlow Construction Company, Inc., in the amount of \$226,831.73. Council concur.

EDNSP: Neighborhood Enhancement Grants

Economic Development, Neighborhoods & Strategic Planning Department submitted selection criteria and program parameters for the offering of small grants up to \$5,000 to community groups for projects that build or enhance the physical features of a neighborhood. Refer to Community Services Committee.

Finance: Golf Course Bonds Refunding (1994)

Finance and Information Services Department recommended that Golf Course Revenue Bonds originally issued in 1994 to build the clubhouse and driving range be refunded due to decreasing interest rates. The amount of savings will be \$269,096 over the life of the bonds. Council concur. (See page 104 for Finance Committee report and page 105 for associated ordinance.)

Fire: Aid Car Purchases (Three), Braun NW

Fire Department recommended approval of an agreement in the amount of \$382,156.47 to purchase three new aid cars from Braun Northwest, Inc. Council concur.

Technical Services: Photogrammetric Mapping Services Small Works Roster

Technical Services Division recommended approval of the establishment of a small works roster listing three firms to provide photogrammetric mapping services. Council concur.

Airport: Wildlife (Fowl) Hazards, Agreement with US Dept of Agriculture

Transportation Division recommended approval of an agreement in the amount of \$81,000 with the U.S. Department of Agriculture to provide recommendations and assistance in reducing wildlife hazards within the airport environments. Refer to Transportation (Aviation) Committee.

Transportation: Downtown Streets Temporary Closures (Morris, Whitworth, Shattuck)

Transportation Division requested authorization for the temporary closures of Morris Ave. S., Whitworth Ave. S., and Shattuck Ave. S. between South 2nd and 3rd Streets for five working days each, sometime between March 29 and May 7. Council concur. (See page 105 for resolution.)

MOVED BY CORMAN, SECONDED BY SCHLITZER, COUNCIL APPROVE THE CONSENT AGENDA AS PRESENTED. CARRIED.

CORRESPONDENCE

Citizen Comment: Millett – Skate Park in Renton

Correspondence was read from Ben Millett, 1602 Olympia Ave. SE, Renton, 98058, requesting that a skate park be built in Renton. MOVED BY NELSON, SECONDED BY KEOLKER-WHEELER, COUNCIL REFER THIS LETTER TO THE COMMUNITY SERVICES COMMITTEE. CARRIED.

Citizen Comment: Mapili – Staff Assistance re: Stafford Crest Plat

Correspondence was read from Charles Mapili, 2316 NE 31st St., Renton, 98056, expressing appreciation towards Renton Hearing Examiner Fred Kaufman and City staff Neil Watts and Jennifer Toth Henning for providing him with information on the Stafford Crest Division II development project, located near his home.

Citizen Comment: Thornton – East Renton Plateau

Correspondence was read from Bob Thornton of Hawkins-Poe, Realtors, 1215 Regents Blvd., Tacoma, 98467, requesting commercial zoning along SE 128th

Annexation Zoning (SE 128th St)

St. as part of the East Renton Plateau Annexation zoning process. MOVED BY SCHLITZER, SECONDED BY KEOLKER-WHEELER, COUNCIL REFER THIS LETTER TO THE OFFICIAL FILE NO. A-98-001. CARRIED.

OLD BUSINESS

Committee of the Whole

EDNSP: Downtown Pavilion Building, Use Alternatives

Council President Pro tem Corman presented a report regarding development and use of the Pavilion Building. At its March 22, 1999 meeting, the Committee of the Whole received a briefing by staff on various development alternatives considered for the Pavilion Building, located adjacent to the Downtown Piazza. The Committee concurred with the Administration's recommended concept of using the building as an exhibition/conference center with banquet capabilities. The Committee also recommended that the Administration be directed to refine cost and design information associated with this concept. The Committee further recommended that this item be referred to the Community Services Committee for more in-depth study and review. MOVED BY CORMAN, SECONDED BY NELSON, COUNCIL CONCUR IN THE COMMITTEE REPORT*.

Councilmember Keolker-Wheeler said that alternatives other than using the building as an exhibition/conference center should not yet be dismissed without further consideration, particularly as the public has not had a chance to comment on this proposal.

MOVED BY CORMAN, SECONDED BY SCHLITZER, COUNCIL AMEND THE COMMITTEE REPORT TO READ AS FOLLOWS**:

At its March 22, 1999 meeting, the Committee of the Whole received a briefing by staff on various development alternatives considered for the Pavilion Building, located adjacent to the Downtown Piazza. The Committee recommended that the Administration be directed to refine cost and design information associated with the Administration's preferred concept of using the building as an exhibition/conference center with banquet capabilities. The Committee further recommended that this item be referred to the Community Services Committee for more in-depth study and review.

**CARRIED. *MOTION CARRIED TO APPROVE THE COMMITTEE REPORT, AS AMENDED.

EDNSP: Purchase & Development of the 4th & Burnett Property

Council President Pro tem Corman presented a report regarding the 4th & Burnett surplus property. The City of Renton originally purchased the property located at the northwest corner of S. 4th St. and Burnett Ave. in downtown Renton for municipal purposes in 1994. By Resolution 3365 on December 7, 1998, when the property was no longer deemed necessary for public purpose, the Council authorized staff to proceed with actions to surplus the property for public sale. The City commissioned an appraisal on the property and accepted purchase proposals during the months of February and March, 1999.

Dally Homes, Inc. submitted a proposal in the amount of \$466,900, subject to the following contingencies:

- 58 dwelling units on the site, or a reduction in price of \$8,050 for each unit removed;
- reduction in price for the removal of any contaminated soil, concrete slabs or railroad tracks;
- reduction in price for special pilings or footings as a result of soil conditions; and

- approval of the project.

The Administration recommends approval of the purchase and sale agreement with Dally Homes, Inc., subject to the above contingencies and a final sales price no less than the appraised value of \$350,000.

The Committee recommended that Council concur in the Administration's recommendation and authorize the Mayor and City Clerk to sign such documents as necessary to transfer title thereto to Dally Homes, Inc., or its assigns.

MOVED BY CORMAN, SECONDED BY NELSON, COUNCIL CONCUR IN THE COMMITTEE REPORT. CARRIED.

**Transportation (Aviation)
Committee**

CAG: 98-108, Seaplane Base
Rehab Design, Reid Middleton

Transportation (Aviation) Committee Chair Corman presented a report recommending that Council approve supplemental agreement No. 1 to CAG-98-108, between the City and Reid Middleton, in the amount of \$78,000 for the design and construction supervision for the seaplane base rehabilitation project, and authorize the Mayor and City Clerk to sign the agreement. MOVED BY CORMAN, SECONDED BY SCHLITZER, COUNCIL CONCUR IN THE COMMITTEE REPORT. CARRIED.

Utilities Committee

Public Works: Joint Reuse
Agreement with King County,
Termination

Utilities Committee Vice Chair Schlitzer presented a report recommending concurrence in the staff recommendation that Council authorize the Mayor and City Clerk to execute the modification agreement to terminate the agreement between the City of Renton and King County Department of Metropolitan Services for a joint reuse demonstration project for Class A effluent. MOVED BY SCHLITZER, SECONDED BY KEOLKER-WHEELER, COUNCIL CONCUR IN THE COMMITTEE REPORT. CARRIED.

**Planning & Development
Committee**

Zoning: Employment Area
Valley Zoning Changes
(Various Zones)

Planning & Development Committee Chair Keolker-Wheeler presented a report recommending that the City Council set a public hearing on proposed amendments to the Commercial Arterial (CA), Commercial Office (CO), Light Industrial (IL), Medium Industrial (IM), and Heavy Industrial (IH) zoning designations on April 12, 1999. MOVED BY KEOLKER-WHEELER, SECONDED BY SCHLITZER, COUNCIL CONCUR IN THE COMMITTEE REPORT. CARRIED.

**Community Services
Committee**

Finance: Parks Dept Class
Registration Software,
ESCOM

Community Services Committee Vice Chair Keolker-Wheeler presented a report regarding class software for the Community Services Department. The purchase of ESCOM class registration/membership/facility scheduling/point of sales software and associated hardware has expenditure approval for 1999. This system will allow a much-needed upgrade from the system presently in use. This purchase would include program modules, licenses, peripheral hardware, membership services, and implementation, set up and training. Staff research indicates that this product is unparalleled in terms of quality, user friendliness, training and support. The current software is not Y2K compliant. The Committee recommended approval of this purchase agreement. MOVED BY KEOLKER-WHEELER, SECONDED BY SCHLITZER, COUNCIL CONCUR IN THE COMMITTEE REPORT. CARRIED.

Parks: Performing Arts Center
at Renton High School

Community Services Committee Vice Chair Keolker-Wheeler presented a report recommending that Council concur in a recommendation that would allow the proposal of a performing arts center at Renton High School to be more fully explored. The Committee is sensitive to the design and construction timelines imposed by the Renton School District. Therefore, the Committee recommended that:

1. The City Council endorse the request from the Performing Arts Committee of Renton to proceed with planning and fundraising for a performing arts center to be located within the Renton High School site.
2. The City Council request the Renton School District to incorporate the design upgrade from auditorium to performing arts center in their plans for the remodel of Renton High School.
3. To facilitate the design upgrade, the City of Renton will contribute up to \$50,000 to Renton School District for design costs.
4. The City of Renton understands that the additional costs associated with this project are approximately \$1.5 million. The City will contribute up to \$400,000 toward the ultimate construction of the performing arts center, provided the balance comes from other sources. At the City's option, the City may pay this amount in a lump sum, or over a period not to exceed five years.
5. The Administration work with the School District and the Performing Arts Committee to develop appropriate operating agreements.
6. To ensure a successful fundraising effort, the School District should allow the community ~~six~~ five months (until September 1, 1999) to obtain funding commitments.

The Committee further recommended that the Administration supply monthly status reports to the Council on this project. MOVED BY KEOLKER-WHEELER, SECONDED BY NELSON, COUNCIL CONCUR IN THE COMMITTEE REPORT.*

A memorandum on this subject from Mayor Jesse Tanner to the City Council was entered into the record. The Mayor urged that the City commit no funds beyond \$50,000 for design costs at this time, but rather wait to see what support the project receives from citizens and the corporate community prior to obligating \$400,000 in public funds. He also noted his concern that if this design is never used, the City will have spent taxpayer money for no useful purpose; he therefore recommended that the City Attorney review this appropriation to determine if it would be within the City's authority.

MOVED BY CORMAN, SECONDED BY KEOLKER-WHEELER, COUNCIL AMEND THE COMMITTEE REPORT TO ADD A SEVENTH ITEM, AS FOLLOWS:

7. This report is contingent on the City Attorney's determination that this would be a legally acceptable course of action.

CARRIED.

By Council consensus, the Committee report was further amended to change the timeline in item #6 from "six months" to "five months".

*MOTION CARRIED TO APPROVE THE COMMITTEE REPORT AS AMENDED.

Finance Committee

Finance: Vouchers

Finance Committee Vice Chair Nelson presented a report recommending approval of Payroll Vouchers 165470 – 165723 and 524 direct deposits in the total amount of \$1,312,858.23 for March 19, 1999. MOVED BY NELSON, SECONDED BY SCHLITZER, COUNCIL CONCUR IN THE COMMITTEE REPORT. CARRIED.

Finance: Golf Course Bonds
Refunding (1994)

Finance Committee Vice Chair Nelson presented a report recommending that the City of Renton refund the golf course bonds for a total of \$5,040,000. At the

current interest rate, this will translate into a total savings of \$269,096 over the life of the bonds. There will be a savings to the golf course of \$14,000 to \$18,000 annually. The Committee further recommended that the Mayor sign the purchase agreement with Piper Jaffray, Inc. for the purchase of the bonds. The bonds have been pre-sold by Piper Jaffray. The Committee further recommended that Council adopt the ordinance authorizing the refunding, and that the ordinance be advanced to second and final reading to conclude the sale of the bonds. **MOVED BY NELSON, SECONDED BY SCHLITZER, COUNCIL CONCUR IN THE COMMITTEE REPORT. CARRIED.** (See page 105 for ordinance.)

ORDINANCES AND RESOLUTIONS

Resolution #3384

Transportation: Downtown Streets Temporary Closures (Morris, Whitworth, Shattuck)

The following resolution was presented for reading and adoption:

A resolution was read authorizing the temporary closure of Morris Ave. S., Whitworth Ave. S., and Shattuck Ave. S. between S. 2nd Street and S. 3rd Street for five working days each, to occur sometime during the period of March 29 to May 7 for the purpose of roadway restoration. **MOVED BY KEOLKER-WHEELER, SECONDED BY NELSON, COUNCIL ADOPT THE RESOLUTION AS PRESENTED. CARRIED.**

The following ordinance was presented for first reading and referred to the Council meeting of 4/05/99 for second and final reading:

Vacation: Oakesdale Ave SW (IBID Corp, VAC-98-003)

An ordinance vacating a portion of Oakesdale Ave. SW from SR-405 to SW Grady Way for IBID Corporation (VAC-98-003). **MOVED BY CORMAN, SECONDED BY SCHLITZER, COUNCIL REFER THE ORDINANCE FOR SECOND AND FINAL READING ON 4/05/99. CARRIED.**

The following ordinance was presented for first reading and advanced to second and final reading:

Finance: Golf Course Bonds Refunding (1994)

An ordinance was read providing for the issuance of \$5,040,000 principal amount of Golf System Revenue Refunding Bonds, 1999, of the City for the purposes of obtaining the funds with which to advance refund and defease all of the City's outstanding Golf System Revenue Bonds, 1994; fixing the date, form, maturities, interest rates, terms and covenants of such bonds; establishing a bond redemption account and related subaccounts therein; establishing a revenue account and related subaccounts therein; and approving the sale and providing for the delivery of those bonds to U.S. Bancorp Piper Jaffray Inc., of Seattle, Washington. **MOVED BY CORMAN, SECONDED BY NELSON, COUNCIL ADVANCE THE ORDINANCE FOR SECOND AND FINAL READING. CARRIED.**

Ordinance #4772

Finance: Golf Course Bonds Refunding (1994)

Following second and final reading of the above-referenced ordinance, it was **MOVED BY KEOLKER-WHEELER, SECONDED BY CORMAN, COUNCIL ADOPT THE ORDINANCE AS READ. ROLL CALL: ALL AYES. CARRIED.**

The following ordinances were presented for second and final reading:

Ordinance #4773

Planning: R-10 and R-14 Zone Changes

An ordinance was read amending Title IV (Development Regulations) of City Code by amending the Residential – 10 dwelling units per acre (R-10) and the R – 14 dwelling units per acre (R-14) Zones. **MOVED BY KEOLKER-WHEELER, SECONDED BY SCHLITZER, COUNCIL ADOPT THE ORDINANCE AS READ. ROLL CALL: ALL AYES. CARRIED.**

Ordinance #4774

Local Improvement District:
No. 336, Burlington Northern
RR Crossing at 3700 Lake
Wash. Blvd N

An ordinance was read ordering that assessments be made against property included within Local Improvement District No. 336 for improvements constructed at the 3700 block of Lake Washington Blvd., and providing assessments in the total amount of \$76,880.84 upon property in LID No. 336. MOVED BY KEOLKER-WHEELER, SECONDED BY NELSON, COUNCIL ADOPT THE ORDINANCE AS READ. ROLL CALL: ALL AYES. CARRIED.

NEW BUSINESS

Plat: City View Estates,
Stevens Ave NW/NW 2nd

Councilman Schlitzer requested an update on the City View Estates plat, located at Stevens Ave. NW and NW Second Place.

ADJOURNMENT

MOVED BY NELSON, SECONDED BY CORMAN, COUNCIL ADJOURN. CARRIED. Time: 8:32 p.m.

MARILYN J. PETERSEN, CMC, City Clerk

Recorder: Brenda Fritsvold
March 22, 1999